



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	1/24/08	<b>AGENDA REQUEST NO:</b>	V A
<b>INITIATED BY:</b>	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	TRAVIS TANNER	<b>ASSISTANT PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	N/A
<b>SUBJECT / PROCEEDING:</b>	LAKE POINTE SECTION 2-A – FINAL REPLAT CONSIDERATION AND ACTION		
<b>EXHIBITS:</b>	VICINITY MAP, LAKE POINTE GENERAL PLAN, FINAL REPLAT		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	N/A	<b>DIRECTOR OF PLANNING:</b>	SABINE SOMERS-KUENZEL, AICP
<b>RECOMMENDED ACTION</b>			
Approval of Lake Pointe Section 2-A Final Replat			
<b>EXECUTIVE SUMMARY</b>			
<p>This is the proposed Final Replat of a 1.38-acre reserve in Lake Pointe. Development of condominium units was originally planned for this site. However, the Lake Pointe Planned Development (PD) district ordinance was recently amended as of January 2, 2008 by City Council to allow for townhome development in this area of the PD. This development consists of 18 townhome lots. All of the lots comply with the district dimensional requirements for townhomes.</p> <p>The Preliminary Plat of this property was approved on November 13, 2007. At that time, there was a discussion regarding the building lines and utility easements on the plat, and the Commission requested clarification on those items prior to Final Plat approval. The building lines on the plat have been revised to meet the minimum 10' front setback. Regarding the utility easements, when the plat is recorded, all of the area within the building lines, as well as that within the access easement, will also constitute a public utility</p>			

easement for public water, sanitary sewer and storm sewer utilities. However, the pavement within the access easement will be privately maintained. This is similar to a public utility easement in a private parking lot, where the City is responsible for repairs to the utilities, but the property owner (in this case the homeowners' association) is responsible for repairing the surface improvements in this event.

CC: Chad Hablinski, [chablinski@coseng.com](mailto:chablinski@coseng.com)

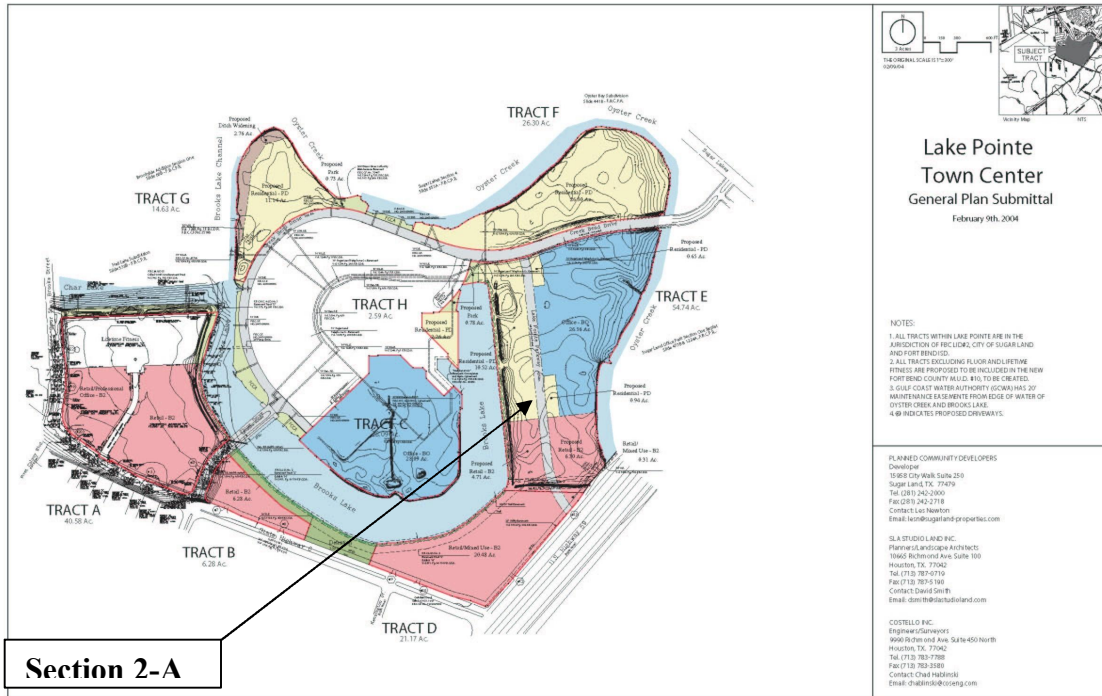
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## EXHIBITS

### Vicinity Map:



## Lake Pointe General Plan:



# Final Plat: Lake Pointe Section 2-A

